| 045.0 | 0005 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,039,600 / 1,039,600 |
| | | | | | USE VALUE: | 1,039,600 / 1,039,600 |
| | | | | | ASSESSED: | 1,039,600 / 1,039,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | -8 | BELTON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BROOKS JAMES E JR/ETAL |
| Owner 2: | BROOKS SHIRLEY K |
| Owner 3: | |
| Street 1: | 8 BELTON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 7088.000 | 528,800 | 4,700 | 506,100 | 1,039,600 |
| Total Card | 0.163 | 528,800 | 4,700 | 506,100 | 1,039,600 |
| Total Parcel | 0.163 | 528,800 | 4,700 | 506,100 | 1,039,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.53 | /Parcel: 337.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 045.0-0005-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 529,000 | 4700 | 7,088. | 506,100 | 1,039,800 | 1,039,800 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 408,900 | 4700 | 7,088. | 537,700 | 951,300 | 951,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 408,900 | 4700 | 7,088. | 392,200 | 805,800 | 805,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 383,600 | 4700 | 7,088. | 341,600 | 729,900 | 729,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 383,600 | 4700 | 7,088. | 291,000 | 679,300 | 679,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 342,000 | 4700 | 7,088. | 284,700 | 631,400 | 631,400 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 342,000 | 4700 | 7,088. | 234,100 | 580,800 | 580,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 355,800 | 4700 | 7,088. | 222,700 | 583,200 | 583,200 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3828

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BROOKS JAMES E | 25802-522 | | 11/8/1995 | | 170,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/26/2018 | 1607 | New Wind | 4,000 | C | | | | |
| 6/11/2007 | 429 | Re-Roof | 8,000 | | | | | |
| 10/31/1994 | 638 | Manual | 2,000 | | | | | SIGN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/6/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/7/2000 | Meas/Inspect | 263 | PATRIOT |
| 8/16/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 7088 | | Sq. Ft. | Site | | 0 | 80. | 0.89 | 1 | | | | | | | | | 506,112 | | | | | | 506,100 | |

Total AC/HA: 0.16272 | Total SF/SM: 7088 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 506,112 | Spl Credit | Total: 506,100

## User Acct

31904

## GIS Ref

## GIS Ref

## Insp Date

01/06/09

!3828!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:58:22 |

## LAST REV

| Date | Time |
|---|---|
| 12/12/18 | 10:05:25 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 31904 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.99090910 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 165.086 |
| Other Features: | 118500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 718440 |
| Depreciation: | 189668 |
| Depreciated Total: | 528772 |

## COMMENTS

PDAS. OF=SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 12 | | BRs: 6 | | | Baths: 2 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

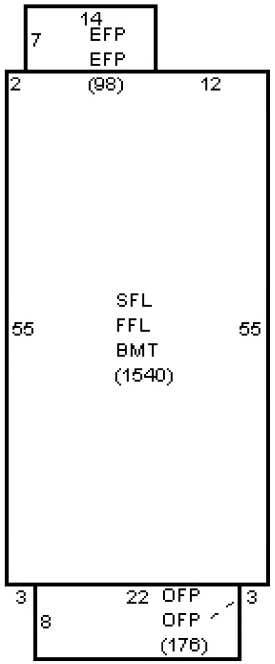
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | 1 |
| Totals | | | |
| 2 | 12 | 6 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 165.09 |
| Special Features: | 0 | Val/Su Net: | 102.32 |
| Final Total: | 528800 | Val/Su SzAd | 171.69 |

## SKETCH




10

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,540 | 49.530 | 76,270 |
| FFL | First Floor | 1,540 | 165.090 | 254,232 |
| SFL | Second Floor | 1,540 | 165.090 | 254,232 |
| OFP | Open Porch | 352 | 20.760 | 7,309 |
| EFP | Enclos Porch | 196 | 40.290 | 7,897 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,168 | | | Total: | 599,940 |
| Size Ad | 3080 | Gross Are | 5168 | FinArea | 3080 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 045.0-0005-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X18 | A | AV | 1928 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: 4,700 |